

EXECUTIVE DIRECTOR'S REPORT

November 16, 2017

Area Representative Updates (BLUE FONT IS NEW INFORMATION)

Area A Dan Rosen Woodlawn, Catonsville, Relay, Halethorpe



- Retaining Wall 03623R0 along MD 144 between Dungarrie Road and Dunmore Road
SHA requested comments from stakeholders. PABC requested that the wall be reconstructed as designed utilizing as much of the existing stone as possible. Waiting for an answer.



- Plymouth Wallpaper Building – The masonry John Heidelberg Company, a Classical Revival commercial building constructed in 1925, is located within the heart of Catonsville. Local resident Walter M. Gieske, who designed both residential and commercial buildings, was the architect for the new Heidelberg Grocery Store, with the North-Eastern Construction Company serving as contractor. The new building housed the grocery store on the first story and a bakery on the second story. Together with the wood frame store at 724 Frederick Road, the masonry building served as the Heidelberg Grocery Store until 1965. It then became the Plymouth Wallpaper which has now gone out of business and the store is for rent. It is vacant and available for lease. PABC will submit a landmark nomination.



- Catonsville Elementary School – The County has proposed using the school for administrative offices and it is not to be demolished. PABC is watching to see if that reuse happens.
 - At the November LPC meeting, there actually was a request for the approval of the installation of a Knox Box (a small code-protected box that holds a key to the nearby door and is used by first responders for entry) in a stairwell. It was unanimously approved.

Area B Hilles Whedbee Butler, Worthington Valley, Hunt Valley, Greenspring Valley

- Grace Fellowship Church at Seminary and Falls Roads – Proposed site for the new church has now been dismissed.



- Rosewood Hospital Vacant Buildings – Stevenson University has an agreement to purchase the campus from the State of Maryland and plans on demolishing all 19 standing buildings. It is our goal to save at least one of the stone and steel structures and have it reused as an educational building. We have requested a meeting with Stevenson and have not heard back at this time. [Emails have not been answered.](#)



- Stemmer House - The first go-round involved two properties – the Stemmer House and a larger adjacent parcel. They wanted to add 13 houses (I think it was 13 plus Stemmer). 3 of the proposed houses back then were to go on the ridge of the Stemmer House property, then owned by Barbara Holdridge (a grant recipient from PABC). That whole plan got denied. The bigger piece was sold and put into preservation. The Stemmer House was later sold and the new owner is proposing a 4-lot development, with 3 of the homes in pretty much the same location as the 3 denied previously.

VPC opposed the development on the basis of res judicata – which means there has already been a determination on this proposal and they shouldn't have to fight it again. They also raised a number of other issues based on the current development plan. The goal is to have the requested subdivision of 4 new lots on the ridge denied. The forested ridge is a defining feature of the Caves Valley Historic District and the Stemmer House is the most significant structure in the district, and the homes on the ridge would have negative impact. That was the decision back in 2004, and should be upheld.

**Area C
Dumbarton**

Bryan Fischer

Towson, Loch Raven, Rodgers Forge, Riderwood,



- Bosley Mansion – Owned by the Presbyterian Home of Maryland, the 50k sf structure was placed on the market when the Home closed in May of 2016. After Caves Valley Partners' bid was accepted, the agreement failed, Bosley Estates LLC, a partnership of Martin Azola and Delbert Adams, is set to purchase the roughly 4.4 acre property for an undisclosed amount following a 90-day feasibility period. At the LPC in October, the owner requested and was granted a 6 month extension for

Southland Hills (the surrounding community), PABC and Bosley Estates, LLC to agree on a Memorandum of Understanding pertaining to the preservation of the historic portion, which was once the home of Dr. Grafton Bosley, as well as the historic environmental setting.

A Memorandum of Understanding, MOU, was presented to Southland Hills Community Association and PABC. We have never been consulted as to what we believe should be in the MOU, but we are a signatory. Since the last meeting, another community group, West Towson, had a letter published recommending that groups like theirs be included in the process. Bordering neighbors are now commenting on the plan. This could put a halt to the deal.

In November, Trish met with Kate Knott, VP of Southland Hills, at the Bosley Mansion/Presbyterian Home of Maryland to review the newly-revised design plans. The initial community meeting was held and while some neighbors had concerns, for the most part it was well-received by Southland Hills and Greater Towson Community Association. Councilman Marks will need to draft a resolution for the PUD to proceed. Azola / Adams expects to have financing in place by November and Councilman Marks expects to have the resolution drafted by December.



- Bel-Loc Diner – While the PABC seriously considered nominating the Diner for a Landmark, when it became evident that the Council member, David Marks, was not going to support the nomination, we decided to do what we could to salvage what we could. While numerous organizations and individuals had requested to remove some of the interior remains as well as the iconic signage, the realtor, owner and partners decided to allow PABC to make arrangements as possible. Working with Second Chance architectural salvage, The Loading Dock, Maryland Historical Society and the Baltimore Museum of Industry, an acceptable arrangement was worked out with Second Chance to remove several items that remained within the Diner. At the time of the removal of the signs by Gable Vision using historical and museum-quality methods, the signs were to be stored in Gable's warehouse. After MHS and BMI were not able to accept the signs for various reasons, Second Chance was delighted to accept them for 'display only' in their warehouse. Gable Vision will deliver the 3 signs to them. Starbucks footed the bill for this, which was in the neighborhood of \$10k. I also learned that the property was not sold to Starbucks, but Mr. Doxanas is renting the improved land to them.

Second Chance is in the process of making arrangements for the delivery of the signs as it has been determined that they will be able to be safely attached to the interior walls of their warehouse.



- Woodbrook Cottage – Much has gone on with this unique ‘real’ cottage, including meetings with the Council member Vicki Almond, the owner’s attorney (Rob Hoffman), Joe Coale acting as an independent advocate for the cottage, Joe’s easement attorney, a community representative and Peter Kurtze, MHT. There were conversations with building movers, site visits and certified letters to some of the owners living along Woodbrook Lane who might be interested in moving the cottage to their property. We have heard from a neighbor, the Leitches, who plan on moving the original portion of the house to their property, divide a plot of land from their current acreage, place it on that lot.
- Eudowood Barn – We nominated this Barn, the only remaining structure to the Eudowood Sanitorium, at the request of the community. It is currently being used as a maintenance building. It will be on the LPC Agenda for [January](#).

Area D Sarajane Quinn – Freeland, Hoffmanville, Prettyboy, Fifth District, Trenton, Black Rock



- Thematic nomination to be made to LPC for schools of the 1940-50 era: Fifth District, Prettyboy, Chase Elementary.

Area E Steve Marcin – White Hall, Wiseburg, Hereford, Sparks, Monkton, Broadmead



- Hereford Barn – Roof failing. Barn needs full restoration. Steve is meeting representatives from BCPS’ legal team onsite at the barn on Weds. October 25th. Expectation is to work through any / all of their liability concerns which seems to be the main hurdle to get this project going.

[Steve is working with Dr. Burton regarding the partial funding of the repairs and Baltimore County Public Schools regarding the management of the process. This will be discussed at the November meeting.](#)



- Wiseburg Inn – The threat of an encroaching development has been thwarted for the time being, but the Inn itself is in dire straits. It continues to decline as does its owner and there is no future plan set in stone. Another one we need to watch closely.



- The Parkton Hotel, Parkton – A Baltimore County Landmark, once in fine condition has been continually deteriorating over the last 10 years. The owner is unable to maintain it and the community is wondering about ways in which they can help bring it back to life. We will work with some interested community members and the owner to determine the next steps and how to fund the repairs.



- "Old Stone" – 250+ years old. Historic distillery on Castle Calder estate. With two parcels totaling 84 acres (tax acct wrong) w/ fields, woods & stream. 3 story stone home w/ old hardwood floors, milled handrails & balusters, 2 story covered porch along meandering stream. Sale is pending. Steve will be watching this closely as he and his wife, Amy, own Castle Calder and it is across the York Road from him.



- Glencoe Rail Station – A contract between a private party and DNR to dismantle the Station and reconstruct it on a higher spot along the NCR Trail has expired. This is an important rail station, the oldest along the trail, which is also a Baltimore County Landmark. One option is to save it in place, move the utilities from the basement to the first floor and someone could live on the upper floors. Another option is possible curatorship property. We are working on this along with Delegate West and the DNR.

According to DNR, they have put out a RFP to raze the station. Bid close on November 27th. Their historian will have any architectural salvage removed that is notable. Curt Sherrer has not responded to any of his correspondence and they are sending him a notification of termination of contract.

Area F - Tim Bishop – Jacksonville, Carroll Manor, Long Green Valley, Cockeysville, Timonium, Lutherville



- **Cockeyville Freight Station** – revisited. Owned by the MTA, we were successful several years ago to get them to secure and paint the station. Unfortunately, since that time, it remains unused and vacant and a sitting duck for vandalism. Cannot be landmarked because it is owned by the State.



- **Saberg Farm – Long Green Valley.** Through the Long Green Valley Fund, we awarded Mr. Sayberg a grant to restore / repair his barn which sits at the gateway to the Valley. It is our intent to discuss landmarking this barn, house and small cannery.

Mr. Saberg has decided on an Amish contractor and restoration will begin in before the end of the year. Half of the grant will be paid in 2017 and the other half in 2018. Trish spoke with the Long Green Valley representative who agreed that landmarking the property would be a good idea and will speak to him about it.

Area G - Meredith Wells – Glyndon, Reisterstown, Wards Chapel, Owings Mills, Randallstown

- Bachelor Hall / Woodlands – This house and setting has been brought forth to the LPC for a Landmark nomination by a former owner, whose family has owned the property for almost 200 years. The house and property was sold to McDonough School several years ago with a life rental to the nominator's parents. Apparently, the agreement between the parents and McDonough was not completely understood by both or either party as McDonough sold it to TRowe Price who honored the life rental but now wants to tear it down. The house is in good condition, but the original house has been quite compromised as many original features and materials have been maintained. Where they could not be maintained, they were reused in other parts of the house.

The original owner was Samuel Owings brother, and apparently there was a slave quarters structure as well as a slave graveyard. The slave quarters has been torn down and the slave graveyard has not been located without an archaeological dig or some type of infrared device.

At the public hearing of this structure, the LPC requested that the nominator and TRP try to come to some reconciliation and gave the two parties 90 days. That time has elapsed and at the last meeting, they were given another month.

Larry Schmidt is the attorney representing the nominator. It was on the agenda for October and Mr. Schmidt requested another one month extension, which was granted.

The nominator met with the representatives from T Rowe Price on November 13th. According to her, it was cordial and the group was allowed inside the house, which has been vacant. They walked the graveyard, which is 'non-negotiable'. Apparently, it is a bit more overgrown, but in similar condition as it was when she last saw it.



- Mettam Memorial Baptist Church and Cemetery, Pikesville – The headstones of the cemetery have been vandalized and moved and the graves are not being kept up. This is a BC Landmark and the Department of Planning is aware of this and the community is working on doing what it can. Follow up needed as to what we can do to assist.

Area H - Trish Bentz – Kingsville, Perry Hall, Parkville, Middle River, Chase, Overlea, Hawthorne

- Thematic nomination to the LPC for schools of the 1940-50 eras: Fifth District, Prettyboy, Chase Elementary.



- Bonaparte Mansion – Harford Road, Kingsville. While the original mansion owned by the nephew of Napoleon was burned down, its replacement, built in 1930, is still stately. But, the carriage house – large barn – is original and some folks want to nominate it. They are trying to work with the current owner, who is turning the property into a Nepali worship house. Robin Beers has been heavily involved with this in the community and keeps me in the loop. The current house, built in 1930, was purchased in March 2017 for \$650,000. Bonaparte's house, on the same spot, was called Bella Vista. He died in the original. We are on stand-by to help as needed, if needed, if board approved.

Because of this issue, the community is in the process of forming a 501(c)3 historic preservation organization to start reviewing other property areas. This is great news and we will be meeting with some of the players and join forces when and where we can. Robin Beers stays in touch and said she may be sending us a list of properties that should be considered for landmark status.



- Perry Hall Mansion – Working with the ‘friends’ group of the Perry Hall Mansion, MacKenzie Realtors, Council member Marks and some hardworking Board members, this is a gigantic project to get our arms around. Public or Private? Lease or Sell? While some have their close-to-the-vest opinions, others are scratching their heads. We have to do something about this while it is still in as good of condition as it can be considering its vacancy for more than 10 years. More to come as we figure it out. The PABC Board meeting on October 19th was primarily dedicated to this discussion.

[This will be updated tomorrow.](#)

Area I -

Scott Pappas – Rosedale, Middlesex, Dundalk, Ft. Howard, Patapsco, Edgemere, Sparrows Point, Millers Island

- A National Register Nomination for Fort Howard. Scott has obtained historic maps of Fort Howard and is rightfully concerned about the continued neglectful demolition of the Fort.



- Shaw-Bauer House- Trish will check with Mark Sapperstein to see what is going on with his development and the farm house.

[Trish sent two emails to Mr. Sapperstein asking for an update on the Shaw-Bauer House. She also spoke with Scott about it who is concerned about the 3 barns surrounding the farm house that are being used by a trucking company.](#)



- Dundalk Elementary School – Rose, Scott and later Trish met with the team charged to come up with a plan for a badly-needed new school. The current school is an integral part of the Dundalk Historic District, but it seems that it is all but done that the old school will be coming down after a new school is constructed behind it. An email to the Maryland Historical Trust sent last week has gone unanswered at this point. Follow up next week.



- Methodist Meeting House Monument – Nominate for landmark



- Fort Carroll – Bird Sanctuary. Can we watch this wash away?



In 2011, we listed the White-Covin House on our Endangered List. At that point, the roof had a hole in it, the gutters were falling off and it was in general disrepair. After discussions with the owner, Continental Realty, this Baltimore County Landmark was stabilized, a new roof was put on and the gutters were replaced. Since that time, nothing else has happened. There originally had been talk to rent it out for office space or some sort of commercial business. I will contact Continental Realty and talk with them again to see what their intention is. As I recall, this was one of the very first homes owned by an African-American in Baltimore County. I am not clear as to whose area this is in? Who claims it?

To be updated tomorrow.